



Texas NAHRO

Housing Committee Agenda

Monday, April 9, 2018

11:00 a.m. to 12:00 p.m.

Omni 900 North Shoreline Corpus Christi, TX

Conference Room - Matagorda

MINUTES

I. Intro – Lisa Garcia

Lisa Garcia convened the meeting at 11:06 a.m. and provided a welcome and asked for introductions of all members and guests in attendance.

II. Roll Call

Sign in sheet and introductions in lieu of roll call.

6 members present and 3 guest for a total of 9 in attendance

Members Present: Lisa Garcia, Brian Gage, Wayne Pollard, Earnest Burke, Rudy Ramirez and Patrick Howard

Members Absent: Barbara Bozon, Riza Nolasco, Daisy Flores, Cynthia de Luna, Nellie Rios, Ebby Green, Sandra Soucie, Nona Eath and Mae Lewis

Guests Present: Griselda Prado, Robert Bennett and Brooke Etie

III. Review and approval of minutes – October 17, 2017

Quorum was not achieved and approval of minutes was tabled for a later date.

VP Garcia introduced TXNAHRO President Mark Thiele. Mark states that he has high expectations for the committee especially with the National NAHRO President, Carl Richie coming from the TX Chapter of NAHRO. He asked for us to think big.

IV. Sub-committee reports

a) National Housing Committee Report – Lisa Garcia

FY 2018 Omnibus Appropriations bill passed with better than expected appropriations levels.

National Housing Committee Goals have been established which include the following:

- i. Improve communication and outreach efforts related to topics pertinent to the committee between Housing Committee members, with other NAHRO committees and task forces, within the general membership and with the public.

- ii. Update structure of governance of Housing Committee sub-committees – the Housing Committee will determine the feasibility of creating a new subcommittee that focuses on research and innovative housing solutions with an emphasis on preserving and expanding quality affordable housing options and services that fall outside of the Section 8 or Public Housing framework.
- iii. Analyze housing issues through legislative, administrative and judicial lenses – find legal experts to speak and provide presentations to the Housing Committee members and engage with legal experts on certain housing topics as appropriate.

b) SW Housing Committee Report – Discussion of the Utility Allowance regulatory reform recommendation provided by the Oklahoma Chapter of NAHRO. This topic is further discussed later in the meeting and summarized below.

c) HUD Updates – Wayne Pollard

- HCV admin fees expected at 76% pro-ration.
- Strategic plan from HUD includes a high priority on rent reform and FSS.
- Lead paint and ending homelessness are also high priorities for this Administration.
- Discussion of HUD’s proposed Family Self-Sufficiency Performance Measurement System.
- Additional vouchers for HUD VASH and FUP included in the 2018 Omnibus Bill so look for upcoming NOFA announcements.

d) Legislative Committee Report – Brian Gage

We should start thinking about recommendations for legislation reform now for the 2019 session.

e) Small Agency Task Force Report – no report provided

f) Homeless Committee Report – limited meeting time – no report provided

g) Innovation and Industry trends – no report provided

V. Utility Allowance Discussion-

The committee discussed the Oklahoma Chapter of NAHRO’s proposed resolution in support of the elimination of the utility reimbursement when the tenant/participant rent amounts results in a negative amount according to the rent calculation. The Texas NAHRO Housing Committee members would consider a proposal if it looked more comprehensively at the rent calculation regulations with broader rent reform revisions that would have greater impact in streamlining the rent structure.

VI. HCV Administrative Fee pro-ration

Discussion of how the 77% Admin Fee pro-ration has affected PHAs ability to effectively manage their HCV program.

- The lower Admin fees impacts a PHAs ability to pay a competitive wage, which has resulted in high employee turnover.
- PHAs often have to make a decision to hire essential positions for the basic management of the program. This limits a PHAs ability to add specialized positions that could help with landlord outreach and housing search assistance.
- PHAs have adjusted to the lower administrative fees by implementing bi-annual inspections and have streamlined processes to reduce costs.

- A few PHAs have gone paperless and others are trying to go paperless. However, the initial cost burden of converting to a paperless system has limited some PHAs ability to implement a paperless system.

VII. Discussion of the provision under the FAST Act which allows PHAs to conduct tri-annual certifications for families with 90 percent or more of their income from fixed-income.

Committee members have not yet implemented this provision as they don't think there would be a significant cost savings, as you still have to touch the file and process some elements of the annual recertification. Committee members will continue to analyze this provision to determine if there are any potential cost savings.

VIII. Next Conference Call – May 8, 2018 at 11:00 a.m.

IX. Meeting Adjourned. 12:01

Respectfully Submitted:

Lisa Garcia, VP of Housing Committee